

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF BRAZOS

I, **TERRY T. RUDDICK**, REGISTERED PUBLIC SURVEYOR NO. 4943 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

TERRY T. RUDDICK, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4943

URBAN SURVEYING, INC.
FIRM NO. 10021100
2004 N. COMMERCE ST.
VICTORIA, TX 77901
(361) 578-9836

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 2016 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2016 BY SAID COMMISSION.

CHAIR, PLANNING & ZONING COMMISSION BRYAN, TEXAS

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2016, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____.

COUNTY CLERK BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

I, _____, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 2016.

CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, _____, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 2016.

CITY ENGINEER, BRYAN, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS.

I (WE), **JOHN L. KROG AND JOAN K. KROG**, THE OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME (US, IT) IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

SIGNATURE

JOHN L. KROG
2155 TOWER ROAD
LIBERTY HILL, TX 78642-4300

SIGNATURE

JOAN K. KROG
2155 TOWER ROAD
LIBERTY HILL, TX 78642-4300

STATE OF TEXAS
COUNTY OF BRAZOS

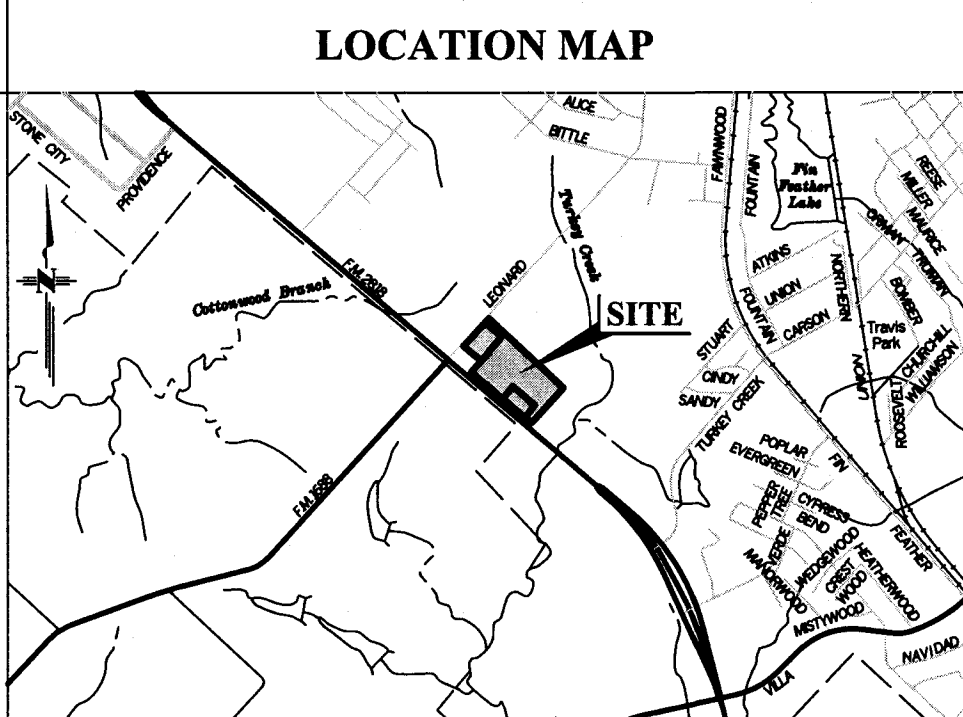
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JOHN L. KROG & JOAN K. KROG**, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

GENERAL NOTES

- ZONING :
LOT 1, BLOCK 1 - MULTIPLE - FAMILY DISTRICT (MF)
LOT 2, BLOCK 1 - COMMERCIAL DISTRICT (C-3)
LOT 3, BLOCK 1 - COMMERCIAL DISTRICT (C-3)
- BUILDING LINE:
MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE BRYAN CODE OF ORDINANCES.
- LAND CONDITIONS: WOODED AREAS
- STATISTICAL DATA :
A) GROSS AREA - 20.65 ACRES
B) DEDICATION - 5,129 SF (0.1178 ACRES)
C) NET AREA - 20.53 ACRES
D) GROSS LOTS - 3 LOTS
- ABBREVIATIONS:
AC - ACRES
BL - BUILDING LINE
PUB - PUBLIC UTILITY EASEMENT
R.O.W. - RIGHT-OF-WAY
- ALL CORNERS ARE MARKED ON THE GROUND AS FOLLOWS:
FSR - FOUND 5/8" DIAMETER STEEL ROD
SSR - SET 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC"
- ELEVATIONS STATED HEREON ARE IN NAVD 88, ADJUSTED TO CITY OF BRYAN MONUMENT NO. 106.
- ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP CITY OF BRYAN, BRAZOS COUNTY, TEXAS, COMMUNITY PANEL NUMBER 480082 0195 E, MAP REVISED JULY 7, 2014 TO REFLECT LOMR. THE SUBJECT PROPERTY IS LOCATED IN ZONE X.



METES & BOUNDS DESCRIPTION

20.65 ACRES
THE STATE OF TEXAS)
THE COUNTY OF BRAZOS)

BEING A 20.65 ACRE TRACT OF LAND SITUATED IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, OUT OF THE ZENO PHILIPS SURVEY, ABSTRACT NO. 45, BRAZOS COUNTY, TEXAS AND BEING THE REMAINDER OF A CALLED 22.095 ACRE TRACT OF LAND DESCRIBED BY WARRANTY DEED DATED JUNE 17, 1981, CONVEYED FROM JERRY NEWTON KONGENCY TO JOHN L. KROG AND WIFE, BARBARA JOAN KROG AS RECORDED IN VOLUME 485, PAGE 345 OF THE DEED RECORDS, BRAZOS COUNTY, TEXAS, SAID 20.65 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/8" STEEL REBAR (BENT) ALONG THE SOUTHEAST LINE OF LEONARD ROAD (AN 80-FOOT RIGHT-OF-WAY) MARKING THE NORTH CORNER OF THE AFORESAID 22.095 ACRE TRACT AND BEING THE WEST CORNER OF A CALLED 11.50 ACRE TRACT OF LAND CONVEYED TO JESSE PALOMARES AND OSCAR PALOMARES AS RECORDED IN VOLUME 4467, PAGE 62 OF THE OFFICIAL PUBLIC RECORDS, BRAZOS COUNTY, TEXAS FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 47°09'16" EAST, DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID LEONARD ROAD, WITH THE NORTHEAST LINE OF SAID 22.095 ACRE TRACT AND THE SOUTHWEST LINE OF THE AFORESAID 11.50 ACRE TRACT, A DISTANCE OF 1401.88 FEET TO A FOUND 1/2" STEEL REBAR WITH CAP STAMPED "RPLS 4961" MARKING THE EAST CORNER OF SAID 22.095 ACRE TRACT, BEING THE SOUTH CORNER OF SAID 11.50 ACRE TRACT, AND BEING ALONG THE NORTHWEST LINE OF A CALLED 1.708 ACRE TRACT OF LAND CONVEYED BY THE TEXAS A&M UNIVERSITY SYSTEM AS RECORDED IN VOLUME 8606, PAGE 133 OF THE OFFICIAL PUBLIC RECORDS, BRAZOS COUNTY, TEXAS FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 41°42'35" WEST, ALONG THE SOUTHEAST LINE OF SAID 22.095 ACRE TRACT AND THE NORTHWEST LINE OF THE AFORESAID 1.708 ACRE TRACT, A DISTANCE OF 198.21 FEET TO A FOUND 1/2" STEEL REBAR WITH CAP STAMPED "RPLS 4961" MARKING AN ANGLE POINT ALONG THE SOUTHEAST LINE OF SAID 22.095 ACRE TRACT AND THE NORTHWEST LINE OF SAID 1.708 ACRE TRACT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 43°41'52" WEST, CONTINUING ALONG THE SOUTHEAST LINE OF SAID 22.095 ACRE TRACT AND THE NORTHWEST LINE OF THE REMAINING PORTION OF A CALLED 2.3 ACRE TRACT OF LAND AS DESCRIBED TO R.L. BURLEY, ET UX RECORDED IN VOLUME 138, PAGE 12 OF THE DEED RECORDS, BRAZOS COUNTY, TEXAS, A DISTANCE OF 71.10 FEET TO A FOUND 1/2" STEEL REBAR WITH CAP STAMPED "RPLS 4961" MARKING AN ANGLE POINT ALONG THE SOUTHEAST LINE OF SAID 22.095 ACRE TRACT, BEING THE WEST MOST CORNER OF THE AFOREMENTIONED BURLEY TRACT, AND BEING THE NORTH CORNER OF LOT 2, BLOCK 1 OF THE TURKEY CREEK ADDITION ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF AS RECORDED IN VOLUME 435, PAGE 228 OF THE DEED RECORDS, BRAZOS COUNTY, TEXAS FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42°21'06" WEST, CONTINUING ALONG THE SOUTHEAST LINE OF SAID 22.095 ACRE TRACT, WITH THE NORTHWEST LINE OF THE AFORESAID LOT 2, BLOCK 1 AND THE NORTHWEST LINE OF LOT 1, BLOCK 1 OF THE AFORESAID TURKEY CREEK ADDITION, A DISTANCE OF 385.72 FEET TO A FOUND 1/2" STEEL REBAR WITH CAP STAMPED "RPLS 4961" MARKING THE SOUTH CORNER OF SAID 22.095 ACRE TRACT, BEING THE WEST CORNER OF THE AFORESAID LOT 1, BLOCK 1, AND BEING ALONG THE NORTHEAST LINE OF FARM-TO-MARKET NO. 2818 (A VARIABLE WIDTH RIGHT-OF-WAY) (A.K.A. N. HARVEY MITCHELL PARKWAY) FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

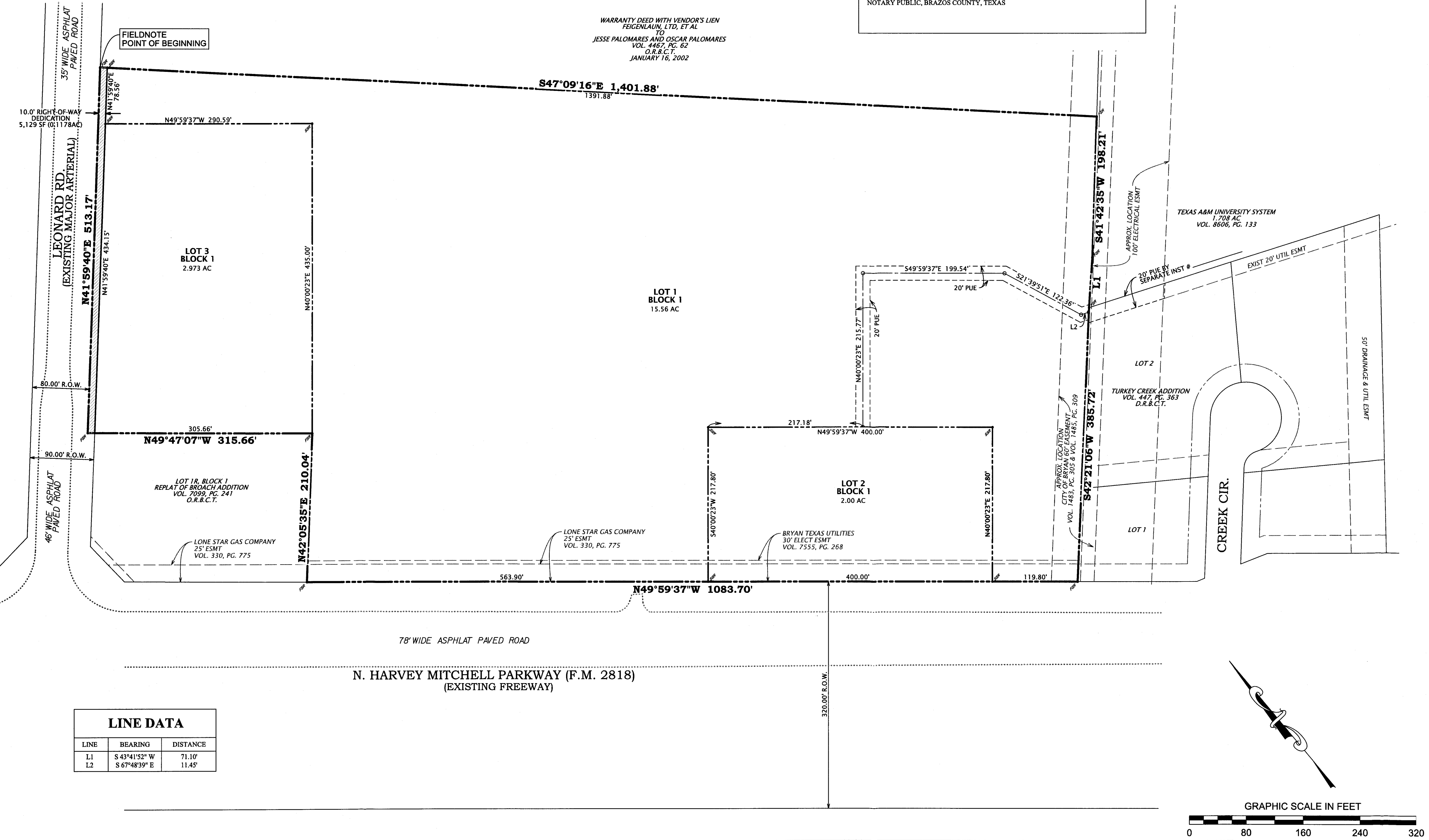
THENCE, NORTH 49°59'37" WEST, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET NO. 2818, WITH THE SOUTHWEST LINE OF SAID 22.095 ACRE TRACT, A DISTANCE OF 1083.70 FEET TO A FOUND 1/2" STEEL REBAR WITH CAP STAMPED "RPLS 4502" MARKING THE SOUTH CORNER OF LOT 1R, BLOCK 1 OF THE REPLAT OF BROAD ADDITION ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF AS RECORDED IN VOLUME 7099, PAGE 241 OF THE OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS AND BEING ALONG THE SOUTHWEST LINE OF SAID 22.095 ACRE TRACT FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 42°09'35" EAST, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET NO. 2818, WITH THE SOUTHWEST LINE OF THE AFORESAID LOT 1R, BLOCK 1, A DISTANCE OF 210.04 FEET TO A FOUND 1/2" STEEL REBAR WITH CAP STAMPED "RPLS 4502" MARKING THE EAST CORNER OF SAID LOT 1R, BLOCK 1 FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 49°47'07" WEST, ALONG THE NORTHEAST LINE OF SAID LOT 1R, BLOCK 1, A DISTANCE OF 315.66 FEET TO A FOUND 5/8" STEEL REBAR MARKING THE NORTH CORNER OF SAID LOT 1R, BLOCK 1, BEING ALONG THE NORTHWEST LINE OF SAID 22.095 ACRE TRACT, AND BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID LEONARD ROAD FOR THE WEST MOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 41°59'40" EAST, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID LEONARD ROAD, WITH THE NORTHWEST LINE OF SAID 22.095 ACRE TRACT, A DISTANCE OF 513.17 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 20.65 ACRE TRACT OF LAND, MORE OR LESS.

BASIS OF BEARING IS BASED ON PREVIOUS SURVEY PERFORMED BY H. CURTIS STRONG RPLS NO. 4961, DATED DECEMBER 21, 2015.



LINE DATA		
LINE	BEARING	DISTANCE
L1	S 43°41'52" W	71.10'
L2	S 67°48'39" E	11.49'

2004 N. Commerce
Victoria, Texas 77901
TREF#
Tel (361) 578-9836
Fax (361) 578-9836
www.urbanvictoria.com

LAND SURVEYOR:
TERRY T. RUDDICK, RPLS NO. 4943

URBAN SURVEYING, INC.
FIRM NO. 10021100
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OWNER:
JOHN L. KROG & JOAN K. KROG
2155 TOWER ROAD
LIBERTY HILL, TX 78642-4300

FINAL PLAT

Forest Pines Subdivision No. 1

LOTS 1, 2 & 3 BLOCK 1

BEING A 20.65 ACRE TRACT OF LAND SITUATED IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, OUT OF THE ZENO PHILIPS SURVEY, ABSTRACT NO. 45, BRAZOS COUNTY, TEXAS AND BEING THE REMAINDER OF A CALLED 22.095 ACRE TRACT OF LAND DESCRIBED BY WARRANTY DEED DATED JUNE 17, 1981, CONVEYED FROM JERRY NEWTON KONGENCY TO JOHN L. KROG AND WIFE, BARBARA JOAN KROG AS RECORDED IN VOLUME 485, PAGE 345 OF THE DEED RECORDS, BRAZOS COUNTY, TEXAS.

THIS PLAT IS CONTAINED
WITHIN THE CITY OF BRYAN,
TEXAS CORPORATE LIMITS.

DATE 09/26/16

JOB NUMBER E21451.00

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